

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/1 HYDE PARK AVENUE CRAIGIEBURN VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Craigieburn

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

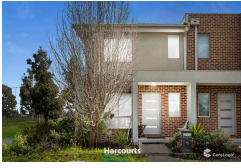
Date of sale

4/10 BURSARIA PLACE CRAIGIEBURN VIC 3064	\$385,000	19-Oct-23
4/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$400,000	22-Dec-23
31/335 GRAND BOULEVARD CRAIGIEBURN VIC 3064	\$396,000	18-Jul-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 18 January 2024


**4/10 BURSARIA PLACE
CRAIGIEBURN VIC 3064**
 2  1  1

 Sold Price **\$385,000** Sold Date **19-Oct-23**

 Distance **2.12km**

**4/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**
 2  1  1

 Sold Price ^{RS} **\$400,000** Sold Date **22-Dec-23**

 Distance **1.28km**

**31/335 GRAND BOULEVARD
CRAIGIEBURN VIC 3064**
 2  1  1

 Sold Price **\$396,000** Sold Date **18-Jul-23**

 Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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